

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop
Bosque Farms, NM 87068
(505) 869-2358 – Phone

PO Box 660
Peralta, NM 87042
(505) 869-3342 – Fax

Permit # _____

DEVELOPMENT REVIEW/FLOOD PLAIN PERMIT APPLICATION

Instructions: Submit this form with the applicable administrative fee along with any additional information to the Village Planning & Zoning Administrator/Officer.

IF APPROVED, THIS DEVELOPMENT REVIEW/FLOOD PLAIN PERMIT APPLICATION DOES NOT GIVE THE APPLICANT TO BEGIN CONSTRUCTION UNTIL THE APPLICANT HAS OBTAINED A BUILDING PERMIT FROM THE VALENCIA COUNTY BUILDING INSPECTORS.

Section 1. General Provisions. (Applicant to read and sign.)

1. No work may begin until a Building Permit has been issued from the Valencia County Building Inspectors. (866-2042)
The Valencia County Building Inspectors require two (2) complete sets of plans to 1/8' – 1-0' scale minimum with dimensions on at least 8 ½ x 11 paper.
2. This permit may be revoked if any false statements are made herein.
3. If this permit is revoked, all work must cease until the permit is reissued.
4. This permit expires within 6 (six) months from the date of issuance if there has been no work started.
5. Applicant is hereby informed that other permits may be required to fulfill local, county, state and federal regulatory requirements; if so, please submit the required information to the Planning & Zoning Department along with this application.
6. Applicant hereby gives consent to the Local Administrator or his/her designee to make reasonable inspections required to verify compliance.
7. All solid waste disposal for the Village of Bosque Farms is contracted through Waste Management. The applicant is required to use Waste Management as their solid waste hauler. (892-1200)
8. The address must be affixed to the property within 48 (forty-eight) hours after this permit has been issued.
9. All development plans must include a drainage plan, showing where the water will be held on the property.
10. For all Residential Construction and Substantially Improved Residential Construction, the Applicant is required to submit **2 (two)**

Elevation Certificates to the Planning & Zoning Department:

1. One (1) **BEFORE** Construction Begins; and 2. One (1) **AFTER** the lowest floor of the structure has been completed or when the manufactured home installation has been completed.

I, THE APPLICANT, DO HEREBY CERTIFY that the statements and attachments herein to this application are, true and correct to the best of my knowledge.

Applicant(s)' Signature _____ Date _____

Section 2. Proposed Development. (To be completed by applicant.)

Applicant

Address

Phone Number

Builder

Address

Phone Number

Engineer/Contractor

Address

Phone Number

Property Owner

Address

Phone Number

Project Location.

To avoid a delay in processing this application, please provide enough information to easily identify the project location.

Address _____

Legal Description (if available) _____ Section _____ Township _____ Range _____ Lot/Tract _____

Subdivision _____

Proposed Structure Description _____ Estimated Cost of Construction _____

Setbacks Front _____ Rear _____ Side _____
(To be no less than 30 feet) (To be no less than 10 feet) (To be no less than 10 feet)

Estimated Market Value of Home _____

A. Structural Development. (Check all that are applicable.)

- | | |
|--|--|
| <input type="checkbox"/> New Structure | <input type="checkbox"/> Residential Single Family |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Combined Use (Residential & Commercial) |
| <input type="checkbox"/> Substantial Improvement
<small>(If the cost of improvements or to repair damage exceeds 50% of the market value, it must be brought to the current floodplain management standards.)</small> | <input type="checkbox"/> Manufactured Home * (Note: Additional Information Required.) |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Manufactured Home in Park * (Note: Additional Information Required.) |
| <input type="checkbox"/> Relocation / Replacement | <input type="checkbox"/> Non-Residential Use – Flood Proofing Required (Requires not less than 1 opening per 1 square foot of enclosed space) |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Commercial Development – Flood Proofing Required (Requires not less than 1 opening per 1 square foot of enclosed space) |
| <input type="checkbox"/> Ribbed Metal Fencing | |

B. Other Development Activities. (Check all that are applicable.)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Fill | <input type="checkbox"/> Mining | <input type="checkbox"/> Drilling | <input type="checkbox"/> Grading |
| <input type="checkbox"/> Excavation (except for Structural Development as checked above) | <input type="checkbox"/> Watercourse Alteration
<small>(Including dredging and channel modifications.)</small> | <input type="checkbox"/> Drainage Improvements
<small>(Including culvert work.)</small> | <input type="checkbox"/> Road, Street, Or Bridge Construction |
| <input type="checkbox"/> Subdivision (New or Expansion) | <input type="checkbox"/> Individual Water System | <input type="checkbox"/> Individual Sewer System | <input type="checkbox"/> Other (please specify) _____ |

Section 3. Flood Plain Determination. (To be completed by the Local Administrator.)

The proposed development is located on Community FIRM #350142, Panel No. _____ Dated February 9, 2000.

The Proposed Development: ☐ Is **NOT** located in a Special Flood Hazard Area – Firm Zone Designation is **X**.
☐ **IS** located in a Special Flood Hazard Area – Firm Zone Designation is **AE**.

Plat of Property with Proposed Construction Attached. (Shows location of all existing structures, water bodies, adjacent roads, lot dimensions and proposed development including storm water retention/detention plans. * New site plans must include storm water retention plans.)

☐ Yes ☐ No

Development plans, drawn to scale and specifications, including, where applicable: details for anchoring structures, proposed elevation of lowest floor level (including basement), and types of water resistant materials used below the first floor, details of flood-proofing of utilities located below the first floor and details of enclosures below the first floor.

☐ Yes ☐ No

Pre-Construction Elevation Certificate. Required for all construction in the AE Zone.

☐ Yes ☐ No ☐ N/A

Manufactured Home installed on a Permanent Foundation. (Required when the land and the mobile home have the same owner. Additional Information is Required: Purchase agreement, title or registration of home. APPROVED State of NM Manufactured Housing Permit (Mike Montoya @ 865-7863). If the home is on rental property, it MUST be tied down and anchored.) If this permit is for a Manufactured Home including a rental property, the fee for this permit is \$75.00.

☐ Yes ☐ No ☐ N/A

Non-Conformance Existing on the Property.

Additional Information: _____

☐ Yes ☐ No ☐ N/A

Completed Application for Village Water. (Connection and Payment is required.) The Village Water System is for domestic use only. All outside property use will require a private well.

☐ Yes ☐ No

Section 9-3-15 Requirements for New Buildings: These requirements apply to buildings for which building permits are not issued before July 1, 1998. Buildings shall be designed and constructed so: 1) The Control Panel is installed (or can be installed if not installed prior to the building being Occupied within fifty (50) feet of the Grinder pumping Unit and so it is visible from the adjacent Pressure Sewer Line to which the building is (or will be) connected. 2) The building's Gravity Service Line can be connected to a Grinder Pumping Unit at an invert elevation so that for: a) a Single Grinder Pumping Unit, the Gravity Service Line shall not be more than thirty-five (35) inches below the finished ground surface where the unit will be installed. b) A Double Grinder Pumping Unit, the Gravity Service Line shall not be more than fifty (50) inches below the finished ground surface where the unit will be installed. B. On a case-by-case basis, the Utilities Director may modify these requirements if the application would be impractical for a particular building. If so modified, the Customer shall reimburse the Village for any additional Out of Pocket Costs the Village incurs in allowing the modification. Such Out of Pocket Costs shall include any costs associated with allowing Gravity Service Line depths deeper than indicated above. The Utilities Director shall be the final authority as to what modifications, if any, to allow.

☐ Existing ☐ N/A

☐ Yes ☐ No

☐ Existing ☐ N/A

Completed Application for Village Sewer. (Connection and Payment is required.)

☐ Yes ☐ No

NM Environmental Department Approval, if necessary. (Attach NMED Approval Certificate, if applicable.)

☐ Existing ☐ N/A

☐ Yes ☐ No ☐ N/A

Subdivision or other Development Plans. (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant MUST provide 100-year flood elevations if they are not otherwise available.)

☐ Yes ☐ No ☐ N/A

Section 4. Permit Determination. (To be completed by Local Administrator.)

☐ I have determined that the proposed activity **is in compliance** with the Village Flood Hazard Prevention Ordinance, 11-1 Adopted on 11-18-1999. This permit is issued subject to the conditions attached to and made a part of this permit.

Restrictions, if any. _____

☐ I have determined that the proposed activity is not in compliance with the Village Flood Hazard Prevention Ordinance, 11-1 Adopted on 11-18-1999. _____

* Applicant may revise and resubmit an application to the Planning & Zoning Department or may request a hearing from the Board of Appeals.

Signed _____
Local Administrator

Date _____

Section 5. As-Built Elevations. (To be submitted by APPLICANT before Certificate of Compliance has been issued.)

The following information must be provided for project structures:

☐ Elevation Certificate indicating actual (As-Built) elevation of the top of the lowest floor, including basement.
(Required for all residential and commercial construction.)

☐ Elevation Certificate indicating actual (As-Built) Elevation of flood-proofing protection.
(Required for all non-residential and commercial construction.)

* Note: Any work performed prior to the submittal of the above information is at the risk of the Applicant.

Section 6. Compliance Action. (To be completed by Local Administrator.) The Valencia County Building Inspectors Require the following information: Two (2) complete sets of plats to 1/8" = 1.0" scale minimum, with dimensions on at least 8 1/2 x 11 paper and shall provide the following information (use as a check list when preparing your submittal):

1. ☐ SITE PLAN. Show the location of proposed structure, distances to property lines and any structures within 15' on the sides and back and 30' from the front of any adjoining property line. In accordance with jurisdiction subdivisions or other ordinances for rural residential structures. **2. ☐ FOUNDATION PLAN.** Indicate size, location and depth below grade of all footings, piers and stem walls. If necessary, provide a geotechnical report, including soil bearing capacity, for the proposed structure at that site. **3. ☐ FLOOR PLAN.** Show all floors including basement. Label all rooms and provide overall dimensions. Show all doors and windows. Provide door and window schedules. Locate smoke detection systems. **4. ☐ FLOOR AND ROOF FRAMING PLANS.** Show size, spacing and spans of joists, girders, rafters, and headers. Specify grade and species of all wood members. All wood trusses must be engineered and premanufactured. The manufacturer's instructions on placement and attachment of all wood trusses must be at the job site for the building inspector's review and use. Refer to the SPAN CHARTS or WOOD FRAME CONSTRUCTION for wood joists available in our office for additional information. **5. ☐ DETAILS.** Show typical interior and exterior wall sections showing floor, wall and ceiling type, size, spacing and insulation as required by the Model Energy Code. Show footing and foundation depth and dimensions: detail anchor bolts size and spacing, and spacing of steel reinforcement in masonry, concrete footings and stem walls. Show stair details showing dimensions of rise, run handrails, headroom, etc. Show fireplace details and section showing masonry reinforcement: if using a pre-fabricated unit, the manufacture's installation instructions must be at the job site for the building inspector's review and use. **6. ☐ TOTAL SQUARE FOOTAGE.** List the heated, garage, carport, covered porch and patio square footage on your plans. The total square footage of roofed area must be listed on the APPLICATION for STATE BUILDING PERMIT.

☐ **7. MODEL ENERGY CODE.** A package explaining and detailing the Model Energy Code requirements including sample worksheets is available at our office. The MEC Worksheets are required for all new residential construction and additions affecting heating and cooling. **8.** ☐ A New Mexico licensed architect and/or engineer stamp is required on all commercial plans with an occupant load over 10 persons (UBC – Table 10-a). **9.** ☐ **ELEVATIONS (COMMERCIAL ONLY):** Four (4) elevations required; height of building floor to ceiling dimensions, roof slope, exterior materials to be used, and grade elevations with respect finish floor elevations. **10.** ☐ **ADDITIONS.** The size and occupancy of existing building when submitting plans for additions, in particular, windows and doors in existing rooms adjoining new addition. **11.** ☐ **COMMERCIAL BUILDING.** Must state code compliance data-exit requirements, sprinkler requirements, door label ratings, type of construction, occupant load and occupancy group, soil bearing capacity, and concrete strength, wind roof and floor design loads. Hear loss calculations are required. Also all commercial building must provide handicapped facilities and must comply with American Disability Act (ADA). **12.** ☐ **COST OF PERMIT.** The permit fee schedule is based on the valuation of the structure. If there is a contract price, include a copy of the signed contract, otherwise the valuation will be based on the square footage.

Building Permit Issued: # _____ Date: _____
 Inspections Date: _____ By: _____
 Deficiencies? ☐ Yes ☐ No

Section 7. Certificate of Compliance. (To be completed by Local Administrator.)

Certificate of Compliance issued by: _____ Date: _____

Section 8. Payment Validation. \$35.00 Administrative Fee / \$75.00 for a Manufactured Home